

FOR SALE - INDUSTRIAL

33 PORTMAN STREET
KINNING PARK, GLASGOW, G41 1EJ



KEY HIGHLIGHTS

- 4,518 sq ft
- Excellent owner-occupier / investment opportunity
- Nearby underground and bus links
- Nearby occupiers include Portman Motors, Kynoch Boxing Gym, PJW Cards, Sense Scotland and Wonder World
- Mid-terraced industrial premises with 1st floor offices
- Convenient M8 / M74 / M77 motorway access
- Offers over £225,000 invited

SUMMARY

Available Size	4,518 sq ft
Price	Offers in excess of £225,000
Rates Payable	£10,707 per annum
Rateable Value	£21,500
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

Mid-terraced industrial premises of steel portal frame construction surmounted by a pitched roof clad with profile sheeting.

Vehicular and pedestrian access is via the front of the building off Portman Street and internally provides open-plan accommodation at ground floor level benefitting from 4m eaves.

There is a mezzanine store and first floor office space.

The accommodation is complete with WC's.

Gas and 3 x phase power provided.

LOCATION

The subjects are located within the popular Kinning Park area of Glasgow situated one mile south-west of Glasgow City Centre.

More specifically the subject property is situated on the east side of Portman Street between its junction with Paisley Road West and Milnpark Street.

The M8 motorway is accessible via Junctions 20 or 21 and the M77 via Junction 22. The M74 is accessed a short distance east of the subjects via Junction 1.

Shields Road and Kinning Park Underground Stations only a 5-minute walk away whilst numerous bus routes operate on Paisley Road West where local shopping and eating amenities are also found.

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ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	3,275	304.26	Available
1st - Office	727	67.54	Available
Mezzanine	516	47.94	Available
Total	4,518	419.74	



VIEWING & FURTHER INFORMATION

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